

# **C/CAG AIRPORT LAND USE COMMITTEE (ALUC) ACTION MINUTES**

**Regular Meeting, Thursday, April 22, 2004  
Burlingame City Hall Council Chambers, Burlingame, California**

**1. Call to Order, Roll Call**

Chairperson Richard Newman called the Regular Meeting to order, at approximately 4:10 p.m., in the City Council Chambers at Burlingame, City Hall. Dave Carbone, ALUC Staff, called the roll. A quorum (at least seven members) was present, as follows:

Members Present:

Carol Klatt, City of Daly City  
Linda Koelling, City of Foster City  
Barbara Pierce, City of Redwood City  
Ken Ibarra, Alternate, City of San Bruno  
Matt Grocott, City of San Carlos  
Richard Newman, Aviation Representative and ALUC Chairperson  
George Auld, Half Moon Bay Airport Pilots Association  
Mark Church, County of San Mateo Board of Supervisors and ALUC Vice-Chairperson

Members Absent

City of Brisbane  
City of Burlingame  
City of Half Moon Bay  
City of Millbrae  
City of South San Francisco

Staff Present:

David F. Carbone, ALUC Staff

Others Present

See attached Audience Attendance List

**2. Public comment on items not on the Agenda**

None

**3. Election of CCAG Airport Land Use Committee (ALUC) Officers for 2004**

**a. Election of CCAG Airport Land Use Committee (ALUC) Chairperson**

**ACTION:** Carol Klatt NOMINATED Richard Newman to serve as ALUC Chairperson for 2004. Vice-Chairperson Church SECONDED the nomination. Carol Klatt MOVED to close the nominations. The motion was SECONDED and the nominations were CLOSED. Richard Newman was UNANIMOUSLY ELECTED C/CAG Airport Land Use Committee Chairperson for 2004.

b. **Election of CCAG Airport Land Use Committee (ALUC) Vice-Chairperson**

**ACTION:** Chairperson Newman NOMINATED Vice-Chairperson Mark Church to serve as ALUC Vice-Chairperson for 2004. Carol Klatt SECONDED the nomination. Carol Klatt MOVED to close the nominations. The motion was SECONDED and the nominations were CLOSED. Supervisor Mark Church was UNANIMOUSLY ELECTED C/CAG Airport Land Use Committee Vice-Chairperson for 2004.

4. **Information Item: Update on the Status of the San Mateo County Airport's Master Plan Program. Status of the Environmental Review Process for the San Carlos Airport Master Plan Update**

- a. Mark Larson, San Mateo County Airports Manager, reported the FAA has issued a Finding of No Significant Impact (FONSI) for the Environmental Assessment (EA) that was prepared for the Airport Master Plan Update, per the relevant provisions in the National Environmental Policy Act (NEPA). He noted the FONSI was the last remaining federal document to be completed for the Master Plan Update.
- b. Lisa Aozasa, Planner III, San Mateo County Planning and Building Division, reported the County is reviewing the draft EIR to make sure it is consistent with the FONSI released by the; FAA. She noted that both the FONSI and the draft EIR would be scheduled for review and action by the San Mateo County Board of Supervisors per a schedule to be determined by the County Department of Public Works.

5. **Consideration of an Amendment to the Comprehensive Airport Land Use Plan (CLUP) for the San Carlos Airport to: (1) Revise a Previous ALUC Recommendation to Reconfigure the San Carlos Airport Influence Area (AIA) Boundary and (2) Refine the ALUC/C/CAG Review Structure for Evaluation of Local Agency Land Use Policy Actions and Other Type of Referrals for Airport/Land Use Compatibility**

Dave Carbone presented the staff report on this item, based on the written material contained in the agenda packet. He explained the proposed revision to a previous ALUC recommendation on this item and reviewed the key elements of the staff recommendation, as listed on Page 5 of the agenda packet. He also reviewed the graphics that were attached to the staff report. He also noted a planner's workshop was held last December to receive input on a proposed AIA boundary configuration from the planners from the various cities that would be affected by a reconfigured AIA boundary for the San Carlos Airport. He further explained the AIA boundary Area A and Area B concept that resulted from the input from the workshop.

Chairperson Newman commented on the valuable input from the planner's workshop. He reviewed the intent of the Simitian Bill re: its focus on real estate disclosure and noted that it was not intended to increase the referral/review area for the Airport Land Uses Commission. In response to a request from Chairperson Newman, Mr. Carbone indicated that the Director of the Caltrans Aeronautics Program is very supportive of the suggested AIA Boundary Approach (the Area A and Area B concept) and suggested that it could be used as a statewide model. Mr. Carbone also reviewed the elements of a redefined ALUC/C/CAG review process.

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Barbara Pierce asked for clarification, regarding the communities affected by Area B. Chairperson Newman and Mr. Carbone explained the proposed Area B boundary affects the same political and geographic areas that are affected by the current AIA boundary. She thanked Chairperson Newman and Mr. Carbone for holding the planner's workshop.

Vice Chairperson Church noted the proposed AIA boundary concept and configuration is a very "workable solution". He also thanked Chairperson Newman and Mr. Carbone for meeting with the planners, regarding this proposal.

**ACTION:** Vice Chairperson Church MOVED approval of the staff recommendation, as presented on pp. 5-6 of the Agenda packet (includes both portions of the proposed CLUP amendment). Barbara Pierce SECONDED the motion. The MOTION CARRIED unanimously.

**6. Comprehensive Airport Land Use Plan (CLUP) Consistency Review of a Referral From the City of Redwood City, RE: Proposed Marina Shores Village Mixed-use High-rise Development Near San Carlos Airport**

Dave Carbone presented some background information and a brief summary of the staff report that was contained in the agenda packet. He highlighted the airport land use compatibility issues related to the proposed project. He distributed some additional information to the Committee members, regarding the location of the project site in relation to the San Carlos Airport air traffic pattern and a revision to the draft Precise Plan, regarding an increase in the height of some of the project towers. He noted each of the proposed 17 towers received a detailed air space impact review by the FAA. He went on to point out a summary of the FAA review of the towers, as shown in Attachment G of the staff report.

Mr. Carbone commented on the issue of an aviation easement for the proposed project. He explained that the project site is not located within the current Aviation Easement Review Area (AERA) for San Carlos Airport because at the time that area boundary was established (in 1995/1996) the land use for the project site was unspecified and designated only for future development, similar to a land banking concept. He explained that if the land use and/or zoning had been specified at that time, the project site would have been included in the AERA Boundary.

Tom Passanisi, Principal Planner, City of Redwood City, presented an overview of the proposed project, including a list of the necessary City of Redwood City entitlements that must be approved to build the project. Tim Ridner, Glenborough Pauls LLC, commented on four issues of interest to the ALUC. These included: the heights of the 17 proposed towers, noise issues, disclosure, and the grant of an aviation easement. He noted the developer is willing to work with the appropriate parties to draft an aviation easement document that would meet the needs of the county and future project residents.

Mr. Ridner and Chairperson Newman discussed the elements of the air traffic routes at San Carlos Airport. Mark Larson indicated Airport management and the Board of Supervisors would not move air traffic from one area to another. Chairperson Newman noted pilots will learn to avoid the project towers. He also noted he has been involved in the aviation easement discussions with the project developer, as an interested party, and thanked the developer's representatives for continuing to negotiate in good faith regarding this issue.

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Dave Carbone reviewed each of the recommended conditions in the staff report. Mr. Carbone noted that he cannot include a recommendation to require the grant of an avigation easement to the County of San Mateo, at the airport proprietor, because the project site is located outside of the current AERA boundary. Therefore, there is no foundation for staff to base such a requirement. He noted, however, that the voluntary process to grant an avigation easement is still available, via the on-going negotiation/discussion process on this matter.

Matt Grocott expressed some concern about the potential to shift aircraft noise from one area to another. Chairperson Newman suggested some air traffic could shift to avoid the towers. Mark Larson also commented on air traffic routes and procedures in the vicinity of the project site. The discussion continued to focus on tower heights and air traffic patterns near the project site.

**ACTION:** Vice Chairperson Church MOVED approval of the staff recommendation, as presented in the staff report included in the Agenda packet. His motion also included sending a communication to C/CAG that includes encouraging the voluntary grant of an avigation easement to the County, per the on-going negotiation/discussion process. The MOTION was SECONDED and CARRIED unanimously.

**7. Consideration/Approval of the Action Minutes for the Special ALUC Meeting on October 30, 2003**

**ACTION:** This item was continued.

**8. Review of Correspondence/Information Items**

**ACTION:** This item was continued.

**9. Member Communications/Announcements**

Matt Grocott asked staff for the dates for future ALUC meetings. ALUC Staff will provide the requested information.

**10. Adjourn**

The meeting was adjourned at approximately 5:40 p.m.

**Attachment**

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**NOTE:** A copy of the meeting tape is available from ALUC Staff with 48-hour notice, Monday – Thursday, 8:00 a.m. – 5:00 p.m. Please contact Dave Carbone, ALUC Staff, at 650/363-4417 for assistance.